

Date: March 30, 2022

To: Thomas B. Modica, City Manager 

From: Brent Dennis, Director of Parks, Recreation and Marine 

For: Mayor and Members of the City Council

Subject: **Marine Advisory Commission Annual Report**

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In accordance with City of Long Beach (City) Marine Advisory Commission (Commission) By-Laws, Article VIII, Section 1, Report to the City, the Commission shall present an annual written report of its activities for the past year to the Mayor and City Council. For the last two years, the Commission has been diligently working towards completing the outstanding 2020 and 2021 annual reports.

Delays in the completion of these reports are a result of challenges associated with COVID-19 mandates and commissioner availability during the pandemic. The reports are complete, thorough, and ready for submission and review.

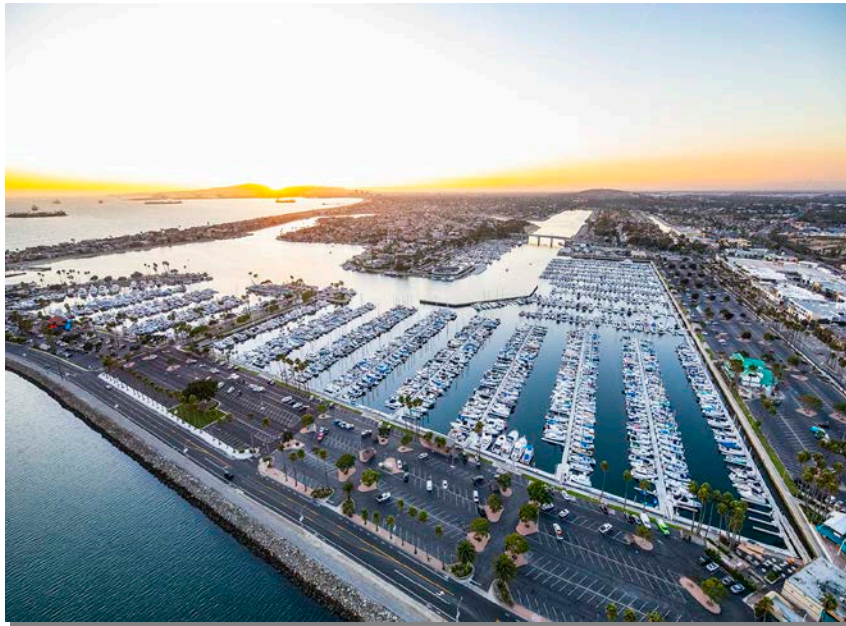
If you have any questions, please contact me at (562) 570-3170 or [brent.dennis@longbeach.gov](mailto:brent.dennis@longbeach.gov).

ATTACHMENTS – A. MAC 2020 ANNUAL REPORT  
B. MAC 2021 ANNUAL REPORT

CC: CHARLES PARKIN, CITY ATTORNEY  
DOUGLAS P. HAUBERT, CITY PROSECUTOR  
LAURA L. DOUD, CITY AUDITOR  
LINDA F. TATUM, ASSISTANT CITY MANAGER  
TERESA CHANDLER, DEPUTY CITY MANAGER  
APRIL WALKER, ADMINISTRATIVE DEPUTY CITY MANAGER  
MONIQUE DE LA GARZA, CITY CLERK  
DEPARTMENT HEADS

2020

# Marine Advisory Commission Annual Report



CITY OF  
LONG BEACH

**Marine Advisory Commission  
2020  
Annual Report**

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## **PARKS, RECREATION AND MARINE**

### **Mission and Goals**

#### Mission

We create community and enhance the quality of life in Long Beach through people, places, program, and partnerships.

#### Goals

- Ensure open space, parks, and recreational facilities meet community needs.
- Ensure City parks and recreational facilities provide a positive experience and image.
- Ensure recreational programming, leisure opportunities, and community services meet the diverse needs and interests of residents and visitors.
- Ensure beaches, waterways, and marine amenities are accessible and provide a positive experience and image.
- Ensure marinas are fiscally sound and meet boat owner and community needs.

## **MARINE ADVISORY COMMISSION**

### **Mission**

**To enhance and preserve the beaches, waterways and adjoining facilities of the City of Long Beach.**

## MARINE ADVISORY COMMISSION ANNUAL REPORT

### Membership

The Marine Advisory Commission was established by the City Council by minute order on May 1, 1956, LBMC Chapter 2.48. Commission members serving in calendar year from **January - June 2020** were:

Nathaniel Brown III  
Camille Daniels  
Colin Kelly

Elizabeth Lambe  
Theresa Marino  
Tom Mayes

Jo Murray  
David Thornburg  
Mark Turpin



\*\*\*\*\*

Commission members serving in calendar year from **July - December 2020** were:  
(Commissioner Mac Rae's appointment date was 9/15/2020)

Nathaniel Brown III  
Camille Daniels  
Colin Kelly

Elizabeth Lambe  
Bruce Mac Rae  
Theresa Marino

Tom Mayes  
Jo Murray  
Mark Turpin

***Photo not available***

## **Powers and Duties of the Commission**

The duties and responsibilities of the Marine Advisory Commission are as follows:

- To consult with and advise the City Council and/or City staff on matters in formulating City policies regarding marinas, beaches, waterways, near shore areas adjacent thereto and facilities thereon.
- To study and analyze problems referred to it by the City Council and/or City staff, for the purpose of evaluation and recommendation of policy to the City.
- To perform such other functions as are specifically conferred on the Commission by the City Council.
- To conduct hearings of appeal of any cancellation of a permit issued pursuant to Chapter 16.08 of the Municipal Code 16.08.330.
- To analyze requests of groups or individuals, and make recommendations designed to ensure that areas within the Marine Bureau's jurisdiction provide the widest possible benefits to the greatest number of people.

## **FORMAL ACTIONS OF THE MARINE ADVISORY COMMISSION FOR CALENDAR YEAR 2020**

### **January 9, 2020**

- A motion was made by Commissioner Marino, seconded by Commissioner Kelly, to approve recommendation to receive and file the updated report on the Alamitos Bay Parking & Circulation Master Plan. The motion carried by the following vote: Unanimous

### **February 13, 2020**

- A motion was made by Commissioner Brown, seconded by Commissioner Lambe, to approve recommendation to receive supporting documentation into the record, conclude the public hearing, consider the Appeal from Steve Huber; and deny the Appeal and uphold the Marine Bureau's decision to terminate his permit for violation of the Long Beach Marina Rules and Regulations. (District 3) The motion carried by the following vote: Unanimous

### **August 13, 2020**

- A motion was made by Commissioner Marino, seconded by Commissioner Brown, to approve recommendation to receive and file the 2020 Census report presented by the City Manager's office. The motion carried by the following vote: Unanimous

### **September 10, 2020**

- A motion was made by Vice Chair Mayes, seconded by Commissioner Lambe, to approve for submission to City Council the Marine Advisory Commission Annual Report for 2019. The motion carried by the following vote: Unanimous

### **October 8, 2020**

- A motion was made by Vice Chair Mayes, seconded by Commissioner Marino, to approve recommendation to receive and file the Naples Seawall Phase II completion update. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Marino, seconded by Vice Chair Mayes, to approve recommendation to receive and file the Public Seawall Lease Permit review. The motion carried by the following vote: Unanimous

## **November 12, 2020**

- A motion was made by Commissioner Mac Rae, seconded by Vice Chair Mayes, to approve recommendation to receive and file the Hydraulic Pump Pilot Study report. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mac Rae, seconded by Commissioner Lambe, to approve recommendation to support the Marine Bureau's request for City Council to authorize the City Manager or designee to execute a Right-of-Entry Permit with California State University, Long Beach, to enter the Colorado Lagoon and Marine Stadium to conduct academic research on biological resources and perform monitoring activities, for an initial three-year term, with the option to renew for one additional two-year period at the discretion of the City Manager or his designee. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Marino, seconded by Vice Chair Mayes, to approve recommendation on the placement location of memorial or commemorative bench outlined in Attachment "A", Marine Stadium (an existing bench). The motion carried by the following vote: Unanimous



# MARINE ADVISORY COMMISSION

## ATTENDANCE RECORD – 2020

Commissioner	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Present	Absent
*Nathaniel Brown <small>Joined Mac 2/2020</small>		X	0	0	0	0	A	X	X	X	X	0	5	1
Camille Daniels	X	X	0	0	0	0	X	X	X	X	X	0	7	0
Colin Kelly	X	X	0	0	0	0	X	X	X	X	X	0	7	0
Elizabeth Lambe	A	X	0	0	0	0	X	X	X	A	X	0	5	2
Bruce Mac Rae <small>Joined Mac 10/2020</small>										X	X	0	2	0
Theresa Marino	X	X	0	0	0	0	X	X	A	X	X	0	6	1
Tom Mayes	X	X	0	0	0	0	X	X	X	X	X	0	7	0
Jo Murray	A	X	0	0	0	0	X	X	X	X	X	0	6	1
David Thornburg	X	X	0	0	0	0							2	0
Mark Turpin	A	X	0	0	0	0	X	X	X	X	X	0	6	1

Note:

X = Present

A = Absent

0 = A meeting was not held

The Marine Advisory Commission meetings are held on the second Thursday of each month at 2:30 p.m. at the Long Beach Yacht Club and are open to the public. The meetings on July – November were held via teleconference due to the pandemic.

**CITY PERSONNEL ASSISTING THE MARINE ADVISORY COMMISSION:**

Brent Dennis, Director, Parks, Recreation and Marine

Stephen Scott, Deputy Director, Parks, Recreation and Marine

Elvira Hallinan, Manager, Marinas & Beaches

Tamalyn Sayre, Secretary, Marine Bureau

Moria Khou, Administrative Analyst, Marine Bureau

Cory Forrester, Superintendent, Beach Maintenance

Keisha Sanker, Clerk Typist, Beach Maintenance

Eric Woodson, Superintendent, Marine Maintenance

Andrea Fogarty, Clerk Typist, Marine Maintenance

Todd Leland, Superintendent, Marine Operations

Kristle Clark, Clerk Typist, Marine Operations

Kimarie Vestre, Supervisor, Alamitos Bay Marina

James Smigla, Sergeant, LBPD/Marine Patrol Unit

Steven Covarubias, Special Services Officer IV, LBPD/Marine Patrol Unit

David Guerra, Lifeguard Captain, LBFD/Marine Safety Division

Sergio Ramirez, Deputy Director, Economic Development

Jose L. Fierros, Assistant Administrative Analyst, Economic Development

Julian Cernuda, Program Specialist, City Manager's Office

Joshua Hickman, Program Manager Tidelands, Public Works

Mouhsen Habib, Project Manager Tidelands, Public Works

**MARINE BUREAU – STRATEGIC PLAN**  
(Adopted in 1999)

**Mission Statement**

It is the mission of the City's Marinas to enhance the quality of life of users of the City's beach and marine environment through continuous, cost efficient and effective delivery of needed services as characterized by safe, clean, well-maintained, attractive and secure beach and marine facilities.

**Goals and Objectives**

Goal #1 – To ensure both short- and long-term financial stability of the City's Marinas through the use of competitive fees and charges supplemented by other needed revenues to support operating expenditures and capital.

Objective 1 – Identify the three Marina facilities: Downtown, Alamitos Bay and Rainbow Harbor, as three separate cost and revenue centers within the overall framework of the City's Marina Enterprise Fund.

Objective 2 – Identify the City's beaches and other marina environment as independent cost and revenue centers within the City's Marina Enterprise Fund.

Objective 3 – Maintain a minimum occupancy rate of (October 1, 1998) 85% for available slips at the Downtown Marina and 93% at Alamitos Bay.

Objective 4 – Identify and allocate support services costs, including administration, police, fire and maintenance to the Bureau's four cost centers.

Objective 5 – Establish user fees and charges at the three facilities that cover the costs reasonably born by the City and Bureau in providing desired services while maintaining competitive position in private market place.

Goal #2 – To ensure desired amenities are made available to the Marina's users.

Objective 6 – Develop a Master Plan for the Downtown and Alamitos Bay facilities that will guide current and future infrastructure renewal and expansion for 1999-2020.

Objective 7 – Secure needed funding for implementing adopted Master Plans at both Downtown and Alamitos Bay facilities.

Goal #3 – To provide outstanding (quality) services to Marina users.

Objective 8 – Conduct customer services training for Marine Bureau staff.

Goal #4 – To provide for the safety and well being of users at the City's Marina facilities.

Objective 9 – Establish a Trust Fund to support needed capital improvements to eliminate current and future deferred maintenance of an annual appropriation of 10% of gross income.

Objective 10 – Maintain minimum staffing levels for police and fire services to ensure timely response to calls for service at Marina facilities.

## **COMMISSION COMMITTEES**

### **Marine and Beach Maintenance / Operations Sub-Committee**

The Committees met in January, July, and November (July & November via teleconference) prior to the Marine Advisory Commission (MAC) meetings. The Committee reviewed the MAC agenda items and discussed maintenance and operational issues impacting the marinas and beaches.

The Committee discussed the following topics:

- Maintenance of Shoreline Marina.
- Tree Trimming and wildlife nesting patterns.
- Beach restroom remodeling/replacement.
- Alamitos Beach improvements and concession planning
- Refurbished trash skimmer - Removal of trash from the water.
- Capital improvements – Roof repair at Rainbow Harbor facility.
- Rainbow Harbor office remodel.
- Roll out of new locks & keys for the Alamitos Bay Marina boat owner's restrooms.
- Beach Volleyball courts – Nourishment
- Fuel Dock updates.
- Restriping of Alamitos Bay boat owner parking.
- Homeless encampments

## **Tidelands Capital Projects Sub-Committee**

The Tidelands Capital Projects Committee met in February and September (September via teleconference) and followed the progress on a variety of projects as reported in Committee meetings with City staff. During each meeting, Committee members made suggestions and recommendations relative to several projects.

Specific projects reviewed by the Committee during the year included the following:

- Naples Seawalls Phase 2
- Beach Concessions
- East San Pedro Bay Study
- Colorado Lagoon Open Channel
- Belmont Pier Vision
- Belmont Pier storm damage repairs
- Alamitos Water Playground
- Davies Launch Ramp
- AES Review
- Queensway Bridge Lighting
- Junior Lifeguard Facility

## **Finance Sub-Committee**

During FY 2020, the MAC Finance Sub-Committee, working with the Manager of Marinas and Beaches, continued to monitor and analyze financial performance for the Marina and non-Marina Tidelands areas.

The year 2020 was difficult for many different sectors of the economy due to the Covid-19 pandemic, including the transportation industry, airline, and overall travel. The Long Beach Marinas, which consist of Alamitos Bay Marina, Shoreline Marina and Rainbow Marina, likewise felt the impact of Covid-19 early on for the months of March through May of 2020. Due to City's restrictions, the respective marinas were unable to accept new boating customers in the early months of the pandemic. Once restrictions were lifted, the public's interest in boating increased, as demonstrated by the 35% increase in launch ramp revenue in 2020 from the previous year.

Overall, the Long Beach Marina Fund ended the 2020 fiscal year relatively well, with all health-and-safety factors considered. Slip revenue, comprising more than 85% of total Marina Fund revenues, totaled nearly \$23.9 million, an increase of \$459,000 (2%) from the prior year. In total, the Marina Fund generated \$26.7 million in 2020, an increase of 3% from 2019. The total expense in the Marina Fund for 2020 was \$15.6 million, an increase of only 2% from the prior year. Additionally, approximately \$7 million was paid to debt services for the outstanding bond, and the net revenue in the Marina Fund totaled \$4.2 million in 2020.

One major concern of Marina Management is the need to meet the requirements of the Alamitos Bay Marina (ABM) bond issue. In order to successfully sell the bonds, the City is required to maintain the Marina Fund in a sound financial condition with a minimum debt service coverage ratio of 1.25X. Therefore, City Council authorized an annual slip rent increase of a minimum of 2% for the duration of the bond debt. The sub-Committee, working with the Manager of Marinas and Beaches, reviewed and supported the recommendation to approve the 2020 Slip fee increase of 2.0 %. Fitch Rating, Inc. reaffirmed the "BBB" rating for the bonds, thereby maintaining the current bond interest rate.

## **MARINE ADVISORY COMMISSION OBSERVATIONS**

The Marine Advisory Commission (MAC) met in January, February, and in July, August, September, October, November via teleconference. The MAC meetings are frequently attended by area residents with an interest in issues that impact the beaches, the marinas, and the housing communities surrounding these areas and depend on this forum to have their voices/opinions heard.

The MAC has provided an opportunity for residents and other stakeholders to voice their positions on agenda items on which the Commission is making recommendations to the City and Marine Bureau. For marina slip permittees, the MAC provides an appeal mechanism for decisions of the Marine Bureau against the permittee.

The key issues that MAC focused on during the 2020 period were:

### **OBSERVATIONS**

In 2020, the Marine Advisory Commission met monthly, other than our regular “dark” months due to holidays. Our meetings were successfully held online, due to the ongoing Covid-19 situation. As in past years, MAC meetings in 2020 primarily dealt with assessing and addressing issues and conditions concerning the Long Beach marinas and waterways, with emphasis upon receiving public comment on a myriad of related issues. MAC received regular and informative City Staff reports, commented to and advised City Staff on our opinions regarding our beaches, waterways, marina facilities and how they are maintained and operated. Throughout the year, we were briefed each month on various City projects underway or planned, which in various ways affect our marinas, beaches and waterways.

Public attendees at our MAC meetings were sometimes more numerous than during other meetings and concerned many issues important to our public stakeholders. We heard from various individuals as well as groups within our community having wide-ranging interests and needs in our marine environment.



One of MAC's primary missions is to act as a "sounding board" for the public; to provide a forum for them to express their comments and concerns, and for the public to be able to put forward their ideas and potential solutions. When appropriate and in accordance with the Brown Act, MAC asked Staff to place some of these items on subsequent agendas for more in-depth discussion. At these subsequent meetings, we more formally heard ideas and held discussions of ways to improve the overall operation and the functionality of Marine Bureau services. At times, MAC members worked with City Council offices, to discuss the concerns and issues of these various stakeholders.

As the multi-year rebuild of the Alamitos Bay Marina has reached completion, MAC continues to observe the financial status of the various City budgets that make up the bulk of the Marine Bureau's operating capital and to monitor that these are being spent and maintained responsibly. Marine Bureau staff continues to do an outstanding job, highly dedicated to the various stakeholders that the Marine Bureau serves. The marinas of Long Beach, one of the nation's largest municipally controlled marinas, continue to rate very highly for customer service and ease of access. Public, from all corners of the world, continue to enjoy our modern and well-maintained marinas which are being run efficiently and smoothly. From all indications, they will continue to be operated in this manner for decades to come.

With the constant and knowledgeable supervision of the Marine Bureau, Long Beach still maintains its BBB bond rating as well as enjoying steady increases in slip revenue. As Commission Chair, I was once again impressed with the professionalism of my fellow Commissioners and City Staff. I am grateful to continue my service as a MAC Commissioner and will remember this time with satisfaction, happiness and gratitude.

Mark Turpin

MAC Chair

## **MARINE FACILITIES**

The Department of Parks, Recreation and Marine oversees the operation and maintenance of all Long Beach waterfront public recreational facilities, including:

- ◆ 6.5 miles of beaches
- ◆ Three marinas, with a combined 3,368 boat slips -- The largest municipal operated marina system in the nation (Alamitos Bay Marina, Shoreline Marina and Rainbow Marina).
- ◆ Rainbow Harbor, with a combined 2,100 feet of commercial dock space
- ◆ Marine Stadium (rowing, water-skiing and special event facility north of Alamitos Bay)
- ◆ Rainbow Lagoon (non-swimming recreation lagoon adjacent to the Hyatt Hotel in Downtown)
- ◆ Colorado Lagoon (swimming recreational lagoon north of Marine Stadium)
- ◆ Leeway Sailing Center
- ◆ Belmont Veterans Memorial Pier
- ◆ Belmont Pool

2021

# Marine Advisory Commission Annual Report



CITY OF  
LONG BEACH

**Marine Advisory Commission  
2021  
Annual Report**

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## **PARKS, RECREATION AND MARINE**

### **Mission and Goals**

#### Mission

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#### Goals

- Ensure open space, parks, and recreational facilities meet community needs.
- Ensure City parks and recreational facilities provide a positive experience and image.
- Ensure recreational programming, leisure opportunities, and community services meet the diverse needs and interests of residents and visitors.
- Ensure beaches, waterways, and marine amenities are accessible and provide a positive experience and image.
- Ensure marinas are fiscally sound and meet boat owner and community needs.

## **MARINE ADVISORY COMMISSION**

### **Mission**

**To enhance and preserve the beaches, waterways and adjoining facilities of the City of Long Beach.**

## MARINE ADVISORY COMMISSION ANNUAL REPORT

### Membership

The Marine Advisory Commission was established by the City Council by minute order on May 1, 1956, LBMC Chapter 2.48. Commission members serving in calendar year from **January - December 2021** were:

Nathaniel Brown III

Camille Daniels

Colin Kelly

Elizabeth Lambe

Bruce Mac Rae

Theresa Marino

Tom Mayes

Jo Murray

Mark Turpin

### **Powers and Duties of the Commission**

The duties and responsibilities of the Marine Advisory Commission are as follows:

- To consult with and advise the City Council and/or City staff on matters in formulating City policies regarding marinas, beaches, waterways, near shore areas adjacent thereto and facilities thereon.
- To study and analyze problems referred to it by the City Council and/or City staff, for the purpose of evaluation and recommendation of policy to the City.
- To perform such other functions as are specifically conferred on the Commission by the City Council.
- To conduct hearings of appeal of any cancellation of a permit issued pursuant to Chapter 16.08 of the Municipal Code 16.08.330.
- To analyze requests of groups or individuals, and make recommendations designed to ensure that areas within the Marine Bureau's jurisdiction provide the widest possible benefits to the greatest number of people.

## **FORMAL ACTIONS OF THE MARINE ADVISORY COMMISSION FOR CALENDAR YEAR 2021**

### **January 14, 2021**

- A motion was made by Vice Chair Mayes, seconded by Commissioner Daniels, to approve recommendation to receive and file The Beach Concessions Vendor Lease program presentation. The motion carried by the following vote: Unanimous

### **March 11, 2021**

- A motion was made by Chair Turpin, seconded by Commissioner Mac Rae, to convene an Ad Hoc Committee of the Marine Advisory Commission, to study the proposal impacts on the boating community after receiving the Long Beach Safe Boating and Fair Alliance presentation. (District 3) The motion carried by the following vote: Unanimous except for Commissioner Brown who voted no.

### **May 13, 2021**

- A motion was made by Vice Chair Mayes, seconded by Commissioner Mac Rae, to approve recommendation to receive and file the Beach Concessions update. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Marino, seconded by Commissioner Daniels, to approve recommendation to receive and file the Boat Owner Survey on 5-year Capital Improvements Projects Program. The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mac Rae, seconded by Commissioner Marino, to approve for submission to City Council the Marine Advisory Commission Annual Report for 2020. The motion carried by the following vote: Unanimous

### **June 10, 2021**

- A motion was made by Commissioner Mac Rae, seconded by Commissioner Marino, to approve recommendation to receive and file The Hydraulic Pump Pilot Study – Equipment Test, Peninsula Beach presentation by Anchor QEA. The motion carried by the following vote: Unanimous



## **July 8, 2021**

- A motion was made by Commissioner Mac Rae, seconded by Commissioner Murray, to approve recommendation noise variance for the 2021 Long Beach Sprint Nationals Event. The motion carried by the following vote: Six Commissioners voted yes; Commissioner Daniels voted no; Commissioner Lambe abstained.
- A motion was made by Commissioner Lambe, seconded by Commissioner Kelly, to approve recommendation of the memorial bench outlined in Attachment "A", (an existing bench) for Paul Kennard. The motion carried by the following vote: Seven Commissioners voted yes; Commissioner Murray voted no.
- A motion was made by Commissioner Marino, seconded by Chair Turpin, to approve recommendation to receive and file the update from the Ad Hoc Committee on the study of the Long Beach Safe Boating and Fair Access Alliance and the impact on the boating community. The motion carried by the following vote: Unanimous

## **August 12, 2021**

- A motion was made by Commissioner Daniels, seconded by Commissioner Lambe, to approve recommendation to endorse the submission to approve a fee waiver for the Seal Beach Yacht Club (SLBYC), in an amount not to exceed \$5,000.00 for use of dock space at the Alamitos Bay Marina for visiting/participating vessels during the 2021 Marina Del Rey "Outlaw" Regatta on September 4, 2021. (District 3). The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mac Rae, seconded by Vice Chair Mayes, to approve recommendation to endorse the submission to approve a fee waiver for the Long Beach Yacht Club (LBYC), in an amount not to exceed \$5,000.00, for use of dock space in Alamitos Bay Maria for visiting/participating vessels during 2021 Ficker and Congressional Cups for the period of September 9 – September 20, 2021 and the United States Match Race Championships for the period of September 30 – October 3, 2021. (District 3) The motion carried by the following vote: Eight Commissioners voted yes; Commissioner Murray abstained.
- A motion was made by Vice Chair Mayes, seconded by Commissioner Murray, to approve recommendation to refer to the Government, Personnel and Elections Oversight Committee for consideration of naming a section of Marine Stadium Park, the "Conductor Larry Curtis Concert Park". (District 3) The motion carried by the following vote: Unanimous

- A motion was made by Vice Chair Mayes, seconded by Commissioner Brown, to approve recommendation to receive and file an update from the Ad Hoc Committee to study the Long Beach Safe Boating and Fair Access Alliance and the impact on the boating community. The motion carried by the following vote: Unanimous

### **September 9, 2021**

- A motion was made by Chair Turpin, seconded by Commissioner Brown to receive and file report on FY22 Budget Adoption and Status of FY21. The motion carried by the following vote: Unanimous
- A motion was made by Vice Chair Mayes, seconded by Chair Turpin to receive and file status report on the Alamitos Bay Parking Management Study and discuss November 2021 evening meeting and presentation. The motion carried by the following vote: Unanimous

### **October 14, 2021**

- A motion was made by Commissioner Mac Rae, seconded by Vice Chair Mayes to receive and file Long Beach Marians 5-year Capital Projects Plan. The motion carried by the following vote: Unanimous

### **November 11, 2021**

- A motion was made by Commissioner Lambe, seconded by Commissioner Kelly, to approve recommendation on the placement location of a memorial bench outlined in Attachment "A" for Gaby and Greg O'Donnell. (District 2) The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Marino, seconded by Commissioner Murray, to approve recommendation on the placement location of a memorial bench outlined in Attachment "A" for Patrick Duane Kneebone. (District 3) The motion carried by the following vote: Unanimous
- A motion was made by Commissioner Mac Rae, seconded by Commissioner Kelly, to convene an Ad Hoc committee of the Marine Advisory Commission, to study the Alamitos Bay Marina parking recommendations and proposal. The motion carried by the following vote: Unanimous

# MARINE ADVISORY COMMISSION

## ATTENDANCE RECORD – 2021

Commissioner	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Present	Absent
Nathaniel Brown	X	0	X	X	A	X	X	X	X	X	A	A	8	3
Camille Daniels	X	0	X	X	X	X	X	X	X	X	X	X	11	0
Colin Kelly	X	0	X	A	X	X	X	X	X	X	X	X	10	1
Elizabeth Lambe	X	0	X	X	X	X	X	X	X	X	X	X	11	0
Bruce Mac Rae	X	0	X	X	X	X	X	X	A	X	X	A	9	2
Theresa Marino	X	0	X	X	X	X	X	X	X	X	X	X	11	0
Tom Mayes	X	0	X	X	X	X	A	X	X	X	X	X	10	1
Jo Murray	X	0	X	X	X	X	X	X	X	X	X	X	11	0
Mark Turpin	X	0	X	X	X	X	X	X	X	X	A	X	10	1

Note:

X = Present

A = Absent

0 = A meeting was not held

The Marine Advisory Commission meetings are held on the second Thursday of each month at 2:30 p.m. and are open to the public.

The meetings on January – November were held via teleconference due to the pandemic.

The MAC Orientation meeting in December was held at PRM Administration Building 2760 N. Studebaker Road, LB

**CITY PERSONNEL ASSISTING THE MARINE ADVISORY COMMISSION:**

Brent Dennis, Director, Parks, Recreation and Marine

Elvira Hallinan, Manager, Marinas & Beaches

Tamalyn Sayre, Secretary, Marine Bureau

Moria Khou, Administrative Analyst, Marine Bureau

Todd Leland, Superintendent, Marine Operations

Cory Forrester, Superintendent, Beach Maintenance

Keisha Sanker, Clerk Typist, Beach Maintenance

Eric Woodson, Superintendent, Marine Maintenance

James Smigla, Sergeant, LBPD/Marine Patrol Unit

Gonzalo Medina, Marine Safety Chief, LBFD/Marine Safety Division

Omar Naranjo, Lifeguard Captain, LBFD/Marine Safety Division

Fern Nueno, Development Project Manager, Economic Development

Mary Torres, Real Estate Officer, Economic Development

Joshua Hickman, Manager, Business Operations, Public Works

Tony Resendez, Capital Projects Manager, Public Works

Marilyn Surakus, Manager, Project Development, Public Works

Brian Polivka, Capital Projects Coordinator, Tidelands, Public Works

Trinka Roswell, Executive Director, Partners of Parks

Scott Dixon, Lifeguard Captain, LBFD/Marine Safety Division

Jorge Godinez, Special Projects Officer, Public Works

Jody Schlobohm, Special Services Officer, Marine Patrol

Judit Pocsai-Blake, Special Services Officer, Marine Patrol

Janette Mowery, Special Services Officer, Marine Patrol

**MARINE BUREAU – STRATEGIC PLAN**  
(Adopted in 1999)

**Mission Statement**

It is the mission of the City's Marinas to enhance the quality of life of users of the City's beach and marine environment through continuous, cost efficient and effective delivery of needed services as characterized by safe, clean, well-maintained, attractive and secure beach and marine facilities.

**Goals and Objectives**

Goal #1 – To ensure both short- and long-term financial stability of the City's Marinas through the use of competitive fees and charges supplemented by other needed revenues to support operating expenditures and capital.

Objective 1 – Identify the three Marina facilities: Shoreline, Alamitos Bay and Rainbow Marina, as three separate cost and revenue centers within the overall framework of the City's Marina Enterprise Fund.

Objective 2 – Identify the City's beaches and other marine environment as independent cost and revenue centers within the City's Beaches and Waterways Fund.

Objective 3 – Maintain a minimum occupancy rate of (October 1, 1998) 85% for available slips at the Downtown Marina and 93% at Alamitos Bay.

Objective 4 – Identify and allocate support services costs, including administration, police, fire and maintenance to the Bureau's four cost centers.

Objective 5 – Establish user fees and charges at the three facilities that cover the costs reasonably born by the City and Bureau in providing desired services while maintaining competitive position in private marketplace.

Goal #2 – To ensure desired amenities are made available to the Marina's users.

Objective 6 – Develop a Master Plan for the Shoreline and Alamitos Bay facilities that will guide current and future infrastructure renewal and expansion for 1999-2020.

Objective 7 – Secure needed funding for implementing adopted Master Plans at both Shoreline and Alamitos Bay facilities.

Goal #3 – To provide outstanding (quality) services to Marina users.

Objective 8 – Conduct customer services training for Marine Bureau staff.

Goal #4 – To provide for the safety and well being of users at the City's Marina facilities.

Objective 9 – Establish a Trust Fund to support needed capital improvements to eliminate current and future deferred maintenance of an annual appropriation of 10% of gross income.

Objective 10 – Maintain minimum staffing levels for police and fire services to ensure timely response to calls for service at Marina facilities.

## **COMMISSION COMMITTEES**

### **Marine and Beach Maintenance / Operations Sub-Committee**

The Committee met in May, and August via teleconference prior to the Marine Advisory Commission (MAC) meetings. The February meeting was canceled. The November meeting was held at the Long Beach Yacht Club. The Committee reviewed the MAC agenda items and discussed maintenance and operational issues impacting the marinas and beaches.

The Committee discussed the following topics:

- Capital improvements – Roof installed at Station 31.
- High Tides review.
- Pierpoint ADA restroom updates
- Homeless encampments
- Slip occupancy rates and review
- 5-year Operational plan, results from SurveyMonkey®
- Shoreline Marina maintenance
- Tree Trimming and wildlife nesting patterns.
- Beach restroom remodeling/replacement.
- Alamitos Beach improvements and concession planning
- Refurbished trash skimmer - Removal of trash from the water.
- Metal Doors installed in the bathrooms in downtown marina area.
- Christmas trees in the bay
- Boatowner key distribution

## **Tidelands Capital Projects Sub-Committee**

The Tidelands Capital Projects Committee met in March, June and September via teleconference, and followed the progress on a variety of projects as reported in Committee meetings with City staff. During each meeting, Committee members made suggestions and recommendations relative to several projects.

Specific projects reviewed by the Committee during the year included the following:

- Beach Concessions
- Alamitos Beach Water Play Area
- Colorado Lagoon Open Channel Phase 2
- Belmont Pier Vision
- Belmont Beach Aquatic Center
- Alamitos Bay Water Quality
- Junior Lifeguard facility
- Davies Launch Ramp
- East San Pedro Bay Ecosystem Restoration Study
- Naples Seawalls Phase 2



## **Finance Sub-Committee**

During Fiscal Year (FY) 2021, the MAC Finance Committee met quarterly and worked with the Marine Bureau Manager, staff and the Bureau's Financial Administrative Analyst to monitor and analyze the financial performance of the Bureau especially as to revenue from the 3 Marinas: Alamitos Bay, Shoreline and Rainbow and non-marina Tidelands areas.

FY 2021, as the second year of the Covid 19 Pandemic, continued to be difficult for many sectors of the economy including transportation industry, airlines and overall travel. This, however, was not the case with the Marinas, which continued to thrive and slip occupancy reached well over 91% within all three. Boating and usage of the waterways, bays, public launch ramps and Tidelands areas were very popular as safe and healthy forms of socialization and recreation during the Pandemic. As a result, in 2021, the Marinas' were able to accept more new tenants for slips especially for 20 foot and 50 foot boats with waiting lists being created for these two size slips. Guests slip usage increased by 33% over 2020 usage.

Overall, the Long Beach Marina Fund is well managed and ended FY 2021 with a net revenue of over \$4M. These funds will be utilized and invested right back into the Marinas as capital improvements such as remodeled and improved public and boaters' restrooms, guest dock repairs and other improvements. Marinas slip revenues comprise 85% of the total Marina Fund and totaled more than \$25M for 2021 which is an increase of almost \$500,000 from 2020. In total, the Marina Fund generated more than \$26.7M. The total expenses for the Marina Fund were \$16M a slight increase from the prior year. However, all divisions of the Marine Bureau kept costs down especially with respect to overtime being used only when necessary. The debt service on the outstanding Alamitos Bay Marina Bonds was met and paid at \$7.2 Million. The City of Long Beach requires that the Marina Fund be maintained in sound fiscal condition with a minimum debt service coverage ratio of 1.25x. In order to meet this obligation, City Council has authorized an annual slip rental increase of 2% for the duration of the bond debt. The Marine Bureau Manager informs the MAC every fiscal year of the debt obligation payment and the annual 2% increase to slip fees. Fitch Rating, Inc. reaffirmed the "BBB" rating for the bonds, thereby maintaining the current bond rates.

Despite 2021 being the second year of the Pandemic, the boating community continues to flourish with use of the marinas and recreational waterways, bays and Tideland areas resulting in revenues for marinas, slips and public launch ramps. It is projected that FY 2022 will also have increased revenues to meet expenses, bond debt payments and enable continued capital improvements to the marinas for the boat owners and the public.

## **MARINE ADVISORY COMMISSION OBSERVATIONS**

The Marine Advisory Commission (MAC) met in January, March, April, May, June, July, August, September, and October via teleconference. The November meeting was held at Seal Beach Yacht Club. The MAC meetings are frequently attended by area residents with an interest in issues that impact the beaches, the marinas, and the housing communities surrounding these areas and depend on this forum to have their voices/opinions heard.

The MAC has provided an opportunity for residents and other stakeholders to voice their positions on agenda items on which the Commission is making recommendations to the City and Marine Bureau. For marina slip permittees, the MAC provides an appeal mechanism for decisions of the Marine Bureau against the permittee.

The key issues that MAC focused on during the 2021 period were:

### **OBSERVATIONS**

Throughout 2021, the Marine Advisory Commission met monthly, other than our regular “dark” months due to holidays. Other than one closed-session orientation meeting held for MAC members by Marine Bureau Staff, our meetings were held online, once again due to the ongoing Covid-19 situation. As in past years, MAC meetings in 2021 primarily dealt with assessing and addressing issues and conditions concerning the Long Beach marinas and waterways, while providing an important forum for public comment on a myriad of marina and waterway issues. At each meeting, MAC received regular Marine Bureau staff reports, as well as more in-depth information received from Marine Bureau staff during our various Sub-Committee meetings. We commented to and advised City Staff on our opinions regarding our beaches, waterways, marina facilities and how they are and will be maintained and operated. Throughout the year, we were briefed each month on various City projects underway or those planned in the areas under our purview.

One of MAC’s primary missions is to provide a forum for the public as well as the various stakeholders within our beaches, waterways, and marina facilities and to allow them to express their comments and concerns. Often these individuals and groups put forward their ideas and potential solutions, many of which were well thought out, creative and useful.

When appropriate, and in accordance with the Brown Act, MAC asked Staff to place some of these items on subsequent agendas for more in-depth discussion. At these subsequent meetings, we more formally heard ideas and held discussions of ways to improve the overall operation and the functionality of Marine Bureau services. Public attendance at our MAC meetings varied widely as some agenda items were more important to the public and various stakeholders than other issues. However, at each meeting MAC heard comments from various individuals and groups within our community having wide-ranging interests and needs in our marine environment.

MAC continues to observe the financial status of the various City budgets that make up the bulk of the Marine Bureau's operating capital, and to monitor that these are being spent and maintained responsibly. Marine Bureau staff continues to do an outstanding job and are highly dedicated to serving its various stakeholders with a high level of professionalism. Long Beach operates one of the nation's largest municipally controlled marina system which continues to rate very highly for customer service, efficiency, and ease of access. Public, from all corners of the world continue to enjoy our modern, well-run, well-maintained marinas and related areas. From all indications, the Long Beach marina system will continue to be operated in this manner for decades to come.

With the high level of supervision provided by the Marine Bureau, Long Beach continues to maintain its BBB bond rating as well as enjoying responsible slip revenue increases. As Commission Chair, I as in past years, continue to be impressed with the professionalism of my fellow Commissioners and Marine Bureau Staff. I am grateful to continue my service as a member of MAC and will remember my time as a commissioner with satisfaction and gratitude.

Mark Turpin

MAC Chair

## **MARINE FACILITIES**

The Department of Parks, Recreation and Marine oversees the operation and maintenance of all Long Beach waterfront public recreational facilities, including:

- ◆ 6.5 miles of beaches
- ◆ Three marinas, with a combined 3,368 boat slips -- The largest municipal operated marina system in the nation (Alamitos Bay Marina, Shoreline Marina and Rainbow Marina).
- ◆ Rainbow Harbor, with a combined 2,100 feet of commercial dock space
- ◆ Marine Stadium (rowing, water-skiing and special event facility north of Alamitos Bay)
- ◆ Rainbow Lagoon (non-swimming recreation lagoon adjacent to the Hyatt Hotel in Downtown)
- ◆ Colorado Lagoon (swimming recreational lagoon north of Marine Stadium)
- ◆ Leeway Sailing Center
- ◆ Belmont Veterans Memorial Pier
- ◆ Belmont Pool